

**EUCALYPTUS GROVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**August 11, 2022 (6PM)**

**Via Zoom.com**

**(Subject to Board's Approval)**

**Board members present:** Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

**Homeowners present:** Chris H. #351, Karen M. #259, Ashley B. #221, Craig N #247, Ron G #118

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:00PM

**Owners Requests:**

Chris: Asked if we could install new bulletin boards at mail kiosks. Board agreed.

Ashley: Observing meeting and here to support Karen M.

Karen: Wondering how Beachside inspection of air vents under the building 7636 went. They sealed and caulked what they could find.

Craig: Thanks to Matt for taking care of adding rocks to sauna, and thanks to Ashley for taking care of the pool. Jacuzzi jets have gone out six times in the last three weeks. Craig also wanted to raise the question of whether or not the board members were enforcing rules. Craig noticed Owen was, apparently, having a large pool party at the pool. All people at pool were owners/residents and had no more than two guests each.

Ron: Asked for permission via email for new screen door. Colin moved to approve screen door, Tamara seconded. Unanimous

**Approval of Prior Meeting Minutes:** 7/14/22 Colin moved to accept minutes. Tamara seconded. Unanimous. 7/28/22 Colin moved to accept minutes. Tamara seconded. Unanimous. 7/28/22 executive Colin moved to accept minutes. Tamara seconded. Unanimously approved.

**Landscape Report:** Trees removed at 7640. Pressure washing done. Sidewalk by 102 done. Colin moved to approve sidewalk/curb work at #102 parking for Joan's accessibility for around \$5,700. Tamara seconded. Unanimous with Joe abstaining. Colin moved to approve bid from Enviroscaping for a retaining wall installation behind the pool for \$5,500. Tamara seconded. Unanimous with Joe abstaining. Kids playing in creek? Should we install 'no playing in creek' signs? Discussion. No motion.

### **Committees:**

Gym: Gym flooring shipped. Owen reports that it will be arriving around the 8/21/22. Most gym equipment is past the point of repair. Joe moved to buy new gym equipment with a budget of \$25,000. Chris seconded. Unanimous.

Solar: carwash to charging station? Solar array? Chris moved for CC&R committee, discussion. Chris withdrew her motion.

Soliciting committees: Community feed back? Yes. Gardening? No. Parking patrol? No. Pool? Yes. Community events? Yes. Gym? Yes.

**Vendor:** Rigos windows great job at Tamaras unit. Respectful and clean. Also commend Don at Beachside for working on warranty for parking lot lights. Durbiano fire equipment boxes/enclosures installed. Grey color not very visible for emergency. Joe moved to install signs for fire enclosure. Owen seconded. Chris no, everyone else yes. Passed.

### **Treasurer's Report**

	<b>July 22</b>	<b>YTD</b>
Total Income	\$70,960.06	\$500,414.21
Op. Expenses	40,188.37	230,144.78
Reserve Expenditures	63,103.32	137,559.26
Total Expenditures	103,291.69	367,704.04
Transfer to Op Reserve	(2,668.37)	(167,710.17)
Transfer from Reserve	35,000.00	35,000.00
Balance in Savings	\$ 2,477,214.35	
Due from Unit Owners	\$ 4,842.15	
Total Assets	\$ 2,487,056.50	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code

Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Chris moved a motion for the HOA to buy Bartlein an upgraded version of Adobe Acrobat to allow for document to be searchable for about \$150. No second. James will check with assistant maybe it's already possible.

### **Old Business:**

- a. Request by #102 for special accommodations and parking: Add 'slow down' signs? Tamara motioned to add speed bumps? Tabled
- b. #259 second hand smoke: See Owner's Request.
- c. Dry Rot Repair or ratification/approval of proposals or invoices:  
Enviroscaping invoice: \$13,150 for landscape renovations. Colin moved to approve, Tamara seconded. Unanimous with Joe abstaining. Beachside \$10,569.49 for siding. Colin moved to approve Chris seconded. Unanimous. Beachside for trash enclosures 2,3,4,5,6,7, and 8 for \$22,548. Joe moved to approve Colin seconded. Unanimous. Unit 263 water leak repair siding for \$3,861.85. Joe moved to accept, Tamara seconded. Unanimous. Colin moved to give Enviroscaping sign posting contract from Beachside, Tamara seconded. Unanimous with Joe abstaining.
- d. Updating governing documents: No extra meeting next month
- e. 7632 foundation: In progress waiting on architect and permits.
- f. Repairs and Bids: Power washing in progress
- g. Gym renovation: See Committees
- h. Pool facilities: Pump room door issues, security flood lights? Pool plexiglass needs to be remounted. Signage moved? Add bulletin board?
- i. Address & directional signs: Repaint signs? Owen moved to have signs repainted total not to exceed \$3,000 on a time and material basis. Chris seconded. Unanimous
- j. 318 patio cover: tabled
- k. EV charging station and #219: Colin moved a motion to commiserate \$40/month charge to what actual usage is with proof from car and/or submeter. Joe seconded. Unanimous with Tamara abstaining
- l. Bank sig card: need info from Owen and Tamara.
- m. Inspection of elevated walkways and balconies: new company and waiting on price
- n. Website: tabled

**New Business**

- a.** List from B. Rauch: new lights Colin moved to have Don replace all bulbs on the parking lamp posts. Joe seconded Unanimous
- b.** Changing ped gate code: tabled
- c.** EG gate between log me in and HOA: Tabled
- d.** Changing newsletter format: Owen moved to accept new format from Colin. Chris seconded. Unanimous.
- e.** Recording liens: none

**Summary from last month's executive session:** incident between an owner and board member.

**Colin moved to adjourn the meeting at 8:33PM Joe seconded. Unanimous**

**Next Meeting 9/8/22** at 6PM, Via Zoom.com

Meeting adjourned at 8:33PM

Submitted by: Matt Mora